

001.0

0001

0033.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

USE VALUE:

1,262,000 / 1,262,000

ASSESSED:

1,262,000 / 1,262,000



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
18		MAGNOLIA ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	WALTER MICHEAL C	
Owner 2:	KELLY PATRICIA E	
Owner 3:		

Street 1: 30 LAUREL ST
Street 2:

Twn/City: SOMERVILLE
St/Prov: MA Cntry: Own Occ: N

Postal: 02143 Type:

PREVIOUS OWNER

Owner 1: FREDERICK/MARIE/JOHN -
Owner 2: FREDERICK/PAUL/THOMAS -

Street 1: 18 MAGNOLIA ST
Twn/City: ARLINGTON

St/Prov: MA Cntry: Type:
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains 4,000 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1908, having primarily Vinyl Exterior and 3941 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 15 Rooms, and 9 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		4000		Sq. Ft.	Site		0	80.	1.35	1									432,000						432,000	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
105	4000.000	830,000		432,000	1,262,000		340
							GIS Ref
							GIS Ref
							Insp Date
							08/26/17

Total Card	0.092	830,000		432,000	1,262,000	Entered Lot Size
Total Parcel	0.092	830,000		432,000	1,262,000	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	320.20	/Parcel: 320.2	Land Unit Type:

PREVIOUS ASSESSMENT							Parcel ID	001.0-0001-0033.0
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	105	FV	829,900	0	4,000.	432,000	1,261,900	1,261,900
2019	105	FV	611,500	0	4,000.	459,000	1,070,500	1,070,500
2018	105	FV	611,500	0	4,000.	334,800	946,300	946,300
2017	105	FV	574,900	0	4,000.	291,600	866,500	866,500
2016	105	FV	574,900	0	4,000.	248,400	823,300	823,300
2015	105	FV	506,300	0	4,000.	243,000	749,300	749,300
2014	105	FV	506,300	0	4,000.	199,800	706,100	706,100
2013	105	FV	526,000	0	4,000.	190,100	716,100	716,100

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	105	FV	829,900	0	4,000.	432,000	1,261,900	1,261,900	Year End Roll	12/18/2019
2019	105	FV	611,500	0	4,000.	459,000	1,070,500	1,070,500	Year End Roll	1/3/2019
2018	105	FV	611,500	0	4,000.	334,800	946,300	946,300	Year End Roll	12/20/2017
2017	105	FV	574,900	0	4,000.	291,600	866,500	866,500	Year End Roll	1/3/2017
2016	105	FV	574,900	0	4,000.	248,400	823,300	823,300	Year End	1/4/2016
2015	105	FV	506,300	0	4,000.	243,000	749,300	749,300	Year End Roll	12/11/2014
2014	105	FV	506,300	0	4,000.	199,800	706,100	706,100	Year End Roll	12/16/2013
2013	105	FV	526,000	0	4,000.	190,100	716,100	716,100		12/13/2012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FREDERICK/MARIE	55134-328		8/9/2010	Change>Sale	637,000	No	No		
GAETA BRIDGET L	46647-418		12/13/2005	Family		1	No	No	
GAETA BENNIE-E	22281-204		8/10/1992			1	No	A	

BUILDING PERMITS										ACTIVITY INFORMATION									
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name						
6/12/2017	666	Re-Roof	12,350	C						8/26/2017	MEAS&NOTICE	HS	Hanne S						
2/1/2011	64	Redo Kit	13,800							2/2/2009	Meas/Inspect	189	PATRIOT						
8/10/2010	977	Redo Kit	13,000							9/20/1999	Meas/Inspect	243	PATRIOT						
8/10/2010	980	Redo Kit	13,000																
4/6/1998	177	Manual	14,000																

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/
-------	--------------------------------	---	---	---

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 13 - Multi-Garden		Full Bath: 1	Rating: Very Good	BK; 8267 PG; 534 648-4053.															
Sty Ht: 3 - 3 Story		A Bath: 2	Rating: Very Good																
(Liv) Units: 3	Total: 3	3/4 Bath:	Rating:																
Foundation: 3 - BrickorStone		A 3QBth:	Rating:																
Frame: 1 - Wood		1/2 Bath:	Rating:																
Prime Wall: 4 - Vinyl		A HBth:	Rating:																
Sec Wall:		OthrFix:	Rating:																
Roof Struct: 3 - Gambrel		OTHER FEATURES																	
Roof Cover: 1 - Asphalt Shgl		Kits: 1	Rating: Very Good																
Color: beige		A Kits: 2	Rating: Very Good																
View / Desir:		Fpl:	Rating:																
GENERAL INFORMATION		WSFlue:	Rating:																
Grade: C - Average		CONDOS INFORMATION																	
Year Blt: 1908	Eff Yr Blt:	Location:																	
Alt LUC:	Alt %:	Total Units:																	
Jurisdct: G12	Fact: .	Floor:																	
Const Mod:		% Own:																	
Lump Sum Adj:		Name:																	
DEPRECIATION				REMODELING				RES BREAKDOWN											
Avg Ht/FL: STD	Phys Cond: VG - Very Good	4.6 %	Exterior:	No Unit	RMS	BRS	FL												
Prim Int Wall: 2 - Plaster	Functional:	%	Interior:	3	5	3													
Sec Int Wall:	Economic:	%	Additions:																
Partition: T - Typical	Special:	%	Kitchen:																
Prim Floors: 4 - Carpet	Override:	%	Baths:																
Sec Floors:		%	Plumbing:																
Bsmnt Flr: 12 - Concrete			Electric:																
Subfloor:			Heating:																
Bsmnt Gar:			General:																
Electric: 3 - Typical			Total:	4.6 %															
Insulation: 2 - Typical																			
Int vs Ext: S																			
Heat Fuel: 2 - Gas																			
Heat Type: 3 - Forced H/W																			
# Heat Sys: 3																			
% Heated: 100	% AC:																		
Solar HW: NO	Central Vac: NO																		
% Com Wall	% Sprinkled:																		
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:							
SPEC FEATURES/YARD ITEMS				PARCEL ID 001.0-0001-0033.0															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
1	Metal Shed	D	Y	1	10X6	A	AV	2005	0.00	T	11.2	105							
More: N				Total Yard Items:				Total Special Features:				Total:							